

Memorandum

MIAMI-DADE
COUNTY

Date: October 2, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: 
George M. Burgess
County Manager

Agenda Item No. 5(Q)

Subject: FOUNTAINS AT SAN SIMEON

RECOMMENDATION

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by NE 215 Street, on the east by approximately NE 8 Avenue, on the south by San Simeon Way, and on the west by San Simeon Way.

SCOPE

This plat is located within the boundaries of Commission District 1.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

FOUNTAINS AT SAN SIMEON (T-22489)

- Located in Section 31, Township 51 South, Range 42 East
- Commission District: 1
- Zoning: PAD
- Proposed Usage: Condominium units
- Number of parcels: 2

PLAT RESTRICTIONS

- That NE 215th Street and San Simeon Way, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any Tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That the utility easement, shown by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.
- A 2-foot easement, as recorded on the plat of Western Electric site, Plat Book 102, Page 70, is hereby reserved for fire hydrants, guard rails and street lights adjacent to the public Right-of-Way within this subdivision.

DEVELOPER'S OBLIGATION

- Paving, sidewalks, traffic control signs, curb and gutter, valley gutter, striping and monumentation. Bonded under bond number 7702 for the amount of \$22,446.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: October 2, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(Q)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

☒ Housekeeping item (no policy decision required)

☒ No committee review

Approved _____ Mayor

Agenda Item No. 5(Q)

Veto _____

10-02-07

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF FOUNTAINS AT
SAN SIMEON, LOCATED IN THE NORTH 1/2 OF SECTION
31, TOWNSHIP 51 SOUTH, RANGE 42 EAST (NE 215
STREET AND SAN SIMEON WAY)

WHEREAS, 46 Acres, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as FOUNTAINS AT SAN SIMEON, the same being a replat of a portion of Tract A of "Western Electric Site", according to the plat thereof, as recorded in Plat Book 102, at Page 70, of the Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 31, Township 51 South, Range 42 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner _____, who
moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd
day of October, 2007. This resolution shall become effective ten (10) days after the date of
its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an
override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Joni Armstrong Coffey

5

NE 215th

ST

SAN SIMEON WAY

NOT SUBDIVIDED

"FOUNTAINS AT SAN SIMEON"

NORTHPOINTE AT THE CALIFORNIA CLUB
TRACT "A"
(P.B. 120, PG. 97)

FAIRVIEW OF THE CALIFORNIA CLUB
TRACT "A"
(P.B. 116, PG. 30)

WESTERN ELECTRIC SITE
PORTION OF TRACT "A"
(P.B. 102, PG. 70)

WESTERN ELECTRIC SITE
PORTION OF TRACT "A"
(P.B. 102, PG. 70)

TRACT "B"

TRACT "A"



SIERRA R
TRACT "A"
(P.B. 123, PG. 12)

CALIFORNIA C
TRACT "A"
(P.B. 12, PG. 12)

VISTA

ED

SAN SIMEON WAY